

CITY OF STAMFORD

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**SCHOOL BUILDING COMMITTEE MEETING
MINUTES - FRIDAY, JUNE 10, 2022
BUILDING DEPARTMENT CONFERENCE ROOM - 7TH FLOOR
GOVERNMENT CENTER
888 WASHINGTON BOULEVARD, STAMFORD, CT 06901**

A Meeting of the School Building Committee was held on Friday, June 10, 2022 in the 7th Floor Building Department Conference Room, Stamford Government Center.

In attendance were:

Board Members: Bharat Gami, Chief Building Official, Chair
Nancy Ormsby, RA, Vice Chair
Louis Casolo, City Engineer
Jackie Heftman, Board of Education
Ralph Blessing, Planning Board

Attendees: Matt Quinones, Director of Operations
Domenic Tramontozzi, Senior Construction Manager
Jeff Pardo, Construction Manager
Amy Beldotti, Associate Superintendent – SPS
David Nelson, Office Supervisor – Building Dept.

Absent: Mary Lou Rinaldi, Board of Finance
Resident, Vacant

The meeting was called to order at 11:05 a.m. by Mr. Gami, Chair.

CALL TO ORDER:

Mr. Gami identified the two items on the agenda:

1. Review New Roxbury K-8 Grant Application
2. Review Stamford High School Ceilings at 1927 NE Wing Grant Application

Discussing the first item on the agenda, New Roxbury K-8 Grant Application, Mr. Casolo suggested that \$850k should be stricken from the meeting agenda as the 850 figure is associated with the increase in number of students. Mr. Casolo commented that the agenda item should simply read, "Review New Roxbury K-8 Grant Application".

The floor is given to Mr. Tramontozzi to go through the Roxbury K-8 School Grant Application presentation ([*copy attached*](#)) which evaluates either renovating the current school or building a new one. The existing building is 97,224 square feet serving a population of 570 students from K-5; the grant application would increase the building size by 26% to 115,992 sq. ft. on the same property, increasing the population to 850 students. Mr. Tramontozzi commented that Roxbury School would follow the same model as Strawberry Hill and Rogers School, becoming the third K-8 school.

Ms. Heftman raised a question about the square footage, inquiring if it includes portable classrooms. Mr. Tramontozzi confirmed there is almost 10,000 square footage of portables included.

Mr. Tramontozzi presented further slides that evaluate whether a new school can be built on site while maintaining the existing school. Mr. Casolo made a point that the information for this section is conceptual and has not been finalized.

There is further presentation and discussion about the options of renovating the current school versus building new which included items such as layout of the school, reimbursement rates, phases and construction time, and cost to the City of Stamford for both options.

In light of the Uvalde school shooting, Ms. Heftman raised a concern about the safety of kindergarten students being placed in the most vulnerable part of the building, classrooms that access directly to the outside. Ms. Heftman argued that this concern should be addressed within the design of the project. Mr. Casolo answered that there would be consideration for security measures related to school safety.

After further discussion, Mr. Gami inquired if we are seeking for renovation as new or building new; Mr. Tramontozzi explained that as part of the grant application, the City has to go through the exercise of comparing the two options (e.g., what the renovate as new versus building new would cost: \$85M vs. \$86M). Mr. Tramontozzi further discussed the grant process, explaining that the grant proposals are due to the State of CT by July 1 and there is typically a wait period of one year to find out if the project will be funded.

There is further discussion about the grant proposal process and the merits of City of Stamford's proposal being approved when compared to other cities and towns. Mr. Casolo highlighted that

the City of Stamford has everything prepared for the grant proposal apart from the School Building Committee's approval.

The Committee wrapped up the discussion by addressing the prioritization of the State's School Safety and Security plans. Ms. Ormsby inquired if there would be two security plans, one for the existing school during construction and one for the new school. Mr. Tramontozzi answered that there would be a security plan submitted for each option as well as confirmed that the City can go beyond the minimum requirements.

Mr. Casolo made a motion to approve the submission of constructing a new Roxbury School (New Roxbury K-8 Grant Application due June 30, 2022).

Seconded by Ms. Heftman

Unanimously Approved

Mr. Gami introduced the second item on the agenda.

Mr. Casolo explained that the Stamford High School plaster ceilings and floor renovation is a continuation of a project that Stamford Public Schools began with the Mold Task Force. Viking Construction completed a portion of the work in 2019-2020 which was not reimbursable. With the arrival of new legislation, the City is hoping the project is accepted by the State at a 60% reimbursable rate which is significant considering a cost of \$4M.

The floor is given to Mr. Pardo to go over the Stamford High School Ceilings at 1927 NE Wing Grant Application presentation ([*copy attached*](#)). Mr. Pardo highlighted that the building was built in 1927 and that over the years the plaster ceiling has deteriorated. The City hired an outside agency that did an evaluation of the plaster ceilings, and their opinion was that the plaster ceilings should be removed. Furthermore, with the installation of a fire sprinkler system, the plaster ceilings became obsolete.

Mr. Pardo further discussed the scope of the project, highlighting that it has two parts: the removal of plaster ceiling and floor replacement. The work will be done in phases; three or four classes at a time will be worked on. The school is large enough to absorb losing three to four classrooms. The City intends to do a bulk of the work over the summers of 2023 and 2024, but some of the work will take place during the school year. Mr. Casolo elaborated that work done during the school year is planned to occur during off-hours.

Ms. Heftman inquired if they'll be able to contain the asbestos while the students are in the building. Mr. Pardo answered affirmatively with details about the logistics of the project. Mr. Casolo also explained that there will be a full-time hygienist on site making sure that all the proper controls are in place. Ms. Heftman further inquired if the work could be completed over two summers; Mr. Pardo answered that there is too much work to complete.

The Committee wrapped up the discussion by addressing the materials to be used, costs intended to be covered by the grant, the grant proposal and submission process, and escalations built into the project estimate.

Mr. Casolo made a motion to approve the submission of the Stamford High School plaster ceiling and floor renovation project (Stamford High School Ceilings at 1927 NE Wing Grant Application due June 30, 2022).

Seconded by Ms. Heftman

Unanimously Approved

Meeting was adjourned at 11:54 a.m. by Mr. Gami, Chair.

Respectfully Submitted,

David Nelson
June 10, 2022